

**ADDITIONAL DOCUMENTS AND INFORMATION REQUIRED  
FOR STATE HOME CONSTRUCTION AND ACQUISITION GRANTS****1. INITIAL REQUIREMENTS TO RECEIVE GRANT**

The State Representative must submit the following to VA to receive a grant:

1. SF 424, APPLICATION FOR FEDERAL ASSISTANCE. Mark the box labeled APPLICATION and submit the information requested for an application.
2. SF 424C, BUDGET INFORMATION-CONSTRUCTION PROGRAMS. Include:
  - a. An estimate for the cost of the equipment not included in the construction contract (not to exceed 10 percent of the construction costs).
  - b. A contingency cost estimate (not to exceed 5 percent of the estimated cost of the project for new construction or 8 percent for remodeling projects).
3. Evidence of the state authorization of the project (e.g. copy of the signed legislation).
4. Evidence (act, issued bonds, etc.) that the state has its share of the estimated total costs of construction.
5. VA Form 10-0148b, CERTIFICATION OF STATE MATCHING FUND.

**2. SPACE PROGRAM ANALYSIS (Update Only if Necessary)**

An updated space program analysis for the proposed project that includes a list of each room or area and the square footage proposed should be submitted. The plan should note special or unusual services or equipment. The information on VA Form 10-0392, SPACE PROGRAM ANALYSIS-NURSING HOME (or VA Form 10-0392a, SPACE PROGRAM ANALYSIS-ADULT DAY HEALTH CARE) should correspond with the charts contained in 38 CFR 59.140 and 59.160. This analysis is needed only if there is a change in the space program analysis that was previously submitted and approved by VA.

**3. REQUIREMENTS DUE BY MARCH 15 (Each Year)**

The State Representative must submit the following certifications to VA by MARCH 15 of each year until the project is completed.

1. VA Form 10-0148c, CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS FOR PRIMARY COVERED TRANSACTIONS.
2. VA Form 10-0143, DEPARTMENT OF VETERANS AFFAIRS CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS FOR GRANTEEES OTHER THAN INDIVIDUALS.
3. VA Form 10-0144, CERTIFICATION REGARDING LOBBYING.

**4. REQUIREMENTS IF FEDERAL FUNDS ARE AVAILABLE**

If the State is notified that federal funds are available, the State must provide these items:

**1. Requirements Schedule**

A schedule of when each of the remaining requirements to receive a proposed grant will be met.

**2. Phase I - Environmental Survey**

Site plan/map, site survey, and soil investigation (if applicable). Design development site plan. The applicant shall submit a site survey, which has been performed by a licensed land surveyor. A description of the site shall be submitted noting the general characteristics of the site. This should include soil reports and specifications, easements; main roadway approaches, surrounding land uses, availability of electricity, water and sewer lines, and orientation. The description should also include a map locating the existing and/or new buildings, major roads, and public services in the geographic area. Additional site plans should show all site work including property lines, existing and new topography, building locations, utility data, and proposed grades, roads, parking areas, walks, landscaping, and site amenities.

**3. Phase II - Environmental Assessment**

This requirement applies only if the outside construction exceeds 75,000 gross square feet (GSF)). The environmental

#### 4. REQUIREMENTS IF FEDERAL FUNDS ARE AVAILABLE – Cont'd

documentation will require approval by VA before a final award of a construction or acquisition grant for a state veterans home (see 26.6 of this chapter for compliance requirements.) When the application submission requires an environmental assessments, the state shall describe the possible beneficial and/or harmful effect which the project may have on the following impact categories:

1. Transportation
2. Air Quality
3. Noise
4. Solid Waste
5. Utilities
6. Geology (Soils/Hydrology/Flood Plains)
7. Water Quality
8. Land Use
9. Vegetation, Wildlife, Aquatic, and Ecology/Wetlands
10. Economic Activities
11. Cultural Resources
12. Aesthetics
13. Residential Population
14. Community Services and Facilities
15. Community Plans and Projects
16. Other

If an adverse environmental impact is anticipated, the action to be taken to minimize the impact should be explained in the environmental assessment.

If construction outside the walls of an existing structure will involve more than 75,000 GSF, the application shall include an environmental assessment to determine if an environmental impact statement is necessary for compliance with section 102(2)(c) of the national environmental policy act of 1969. If the proposed actions involving construction or acquisition do not individually or cumulatively have a significant effect on the human environment or if the outside construction does not exceed 75,000 GSF, the applicant shall submit a letter noting a categorical exclusion, subject to approval by VA.

#### 4. State Historical Preservation Letter

Letter from the state historical preservation officer (SHPO) and subsequent clearance from the VA historical preservation officer and a copy from the SHPO stating whether the project area includes any properties on, eligible for, or likely to meet the criteria for the national register of historic places. If the property does, or may include, national register quality properties, the letter from SHPO should discuss the determination of effect of the proposed project on such property.

#### 5. Design Development (35 percent) Drawings

The applicant shall provide to the department of veterans affairs one set of sepias and eight sets of prints, rolled individually per set, to expedite the review process. Please send directly to the office of construction management, facilities quality service (181a), with a copy of the transmittal letter to be chief, state home construction program (114). The drawings must indicate the designation of all spaces, size of areas and rooms and indicate in outline the fixed and movable equipment and furniture. The drawings must be drawn at 1/4" scale. Bedroom and toilet layouts, showing clearances and UFAS requirements, should be shown 1/4" scale. The total floor and room areas shall be shown in the drawings. The drawings must include:

1. Plan of any proposed demolition work,
2. A plan for each floor (for renovations, the existing conditions and extent of new work should be clearly delineated);
3. Elevations,
4. Sections and typical details,
5. Roof plan,
6. Fire protection plans, and
7. Technical engineering plans, including structural, mechanical, plumbing, and electrical drawings.

If the project involves acquisition, or renovation, the state should include the current as-built site plan, floor plans and building sections that show the present status of the building and a description of the building's current use and type of construction.

#### 6. Design Development Outline Specifications

The state shall provide eight copies of outline specifications which shall include a general description of the project,

#### 4. REQUIREMENTS IF FEDERAL FUNDS ARE AVAILABLE – Cont'd

site, architectural, structural, electrical, and mechanical systems such as elevators, nurses' call system, air conditioning, heating plumbing, lighting, power, and interior finishes (floor coverings, acoustical material, and wall and ceiling finishes).

##### 7. Design Development Cost Estimates

Two copies of the updated SF 424 and SF 424c cost estimates must be included in the application to VA. Estimates must show the estimated cost of the buildings or structures to be acquired or constructed in the project. Cost estimates must list the cost of construction, contract contingency, fixed equipment not included in the contract, other equipment, architect's fees, and construction supervision and inspection. The allowance for equipment, not included in the construction contract. Must not exceed 10 percent of the construction or acquisition contract cost. The VA allowance for contingencies shall not exceed 5 percent of the total project cost for new construction or 8 percent of the total project cost for renovation projects. If the project involves non-federal participating areas, such costs should be itemized separately.

##### 8. Title Assurance

Reasonable assurance that the state home, or another agency or instrumentality of the state has title to the site for the project.

#### 5. CONDITIONAL APPROVAL

If all requirements for a grant are not met prior to the date established in VA's commitment letter, a State may be eligible for a conditional approval of a grant under the provisions of 38 CFR 59.70.

#### 6. REQUIREMENTS DUE BY THE DATE ESTABLISHED IN VA'S COMMITMENT LETTER

The state representative must submit the following by the date established in VA's commitment letter:

1. Final drawings and specifications (100 percent - one labeled set of microfiche aperture cards, microfilm, or compact disc/read only memory (CD-ROM) compact laser disc, with 100% construction documents (plans and specifications));
2. Advertisement for the proposed project and request for bids;
3. Two copies of the itemized bid tabulations;
4. Completed VA form 10-0148d, CERTIFICATION OF COMPLIANCE WITH FEDERAL REQUIREMENTS STATE HOME CONSTRUCTION GRANT;
5. Revised SF 424, SF 424c budget pages, based on the selected bids (including final cost for all items in the project).
6. Three signed originals of the Memorandum of Agreement that includes provisions in the Sample Memorandum of Agreement VA Form 10-5348 as set forth in 38 CFR.160.

#### 7. REQUIREMENTS DUE PRIOR TO GRANT AWARD

Prior to grant award, the State Representative must submit VA Form 10-0148a, CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION LOWER TIER COVERED TRANSACTIONS (TO BE SIGNED BY THE CONTRACTORS).

**CERTIFICATION: The law provides severe penalties for willful submission of false information.**

I certify that the information submitted to VA is true and correct to the best of my knowledge and ability.

AUTHORIZED STATE OFFICIAL NAME

AUTHORIZED STATE OFFICIAL TITLE

SIGNATURE

DATE